

LAND SUBDIVISION COMMITTEE MEETING
December 8, 2011

Members

Gregg Humphrey

Steve Stewart

Nate Bottom

Steve Hall

Matt McLaughlin

Paul O'Shea

Casey Pratt

Kenneth Springs

Roleen Thoele

Cyndi Knowles

Lori Williams

Rick Weber

Others

Phil Martin

Lynne Lowder

Staff

Joe Zeibert

Steve Keenan

Norm Sims



December 9, 2011

TO: BJ Grand Salon & Spa
Attn: Lynne Lowder

3300 Robbins Road

Springfield, IL 62704

RE: Retail Center

Site Development Plan

Enclosed are minutes of the **December 8, 2011** Subdivision Committee Meeting.

☒ Revisions are necessary – See minutes

☐ Revisions are not necessary

The following are needed at the Planning Commission office by **December 19, 2011** for review at the **December 21, 2011** Planning Commission meeting to be held at 9:30 AM in the County Board Room, 2nd Floor, County Building

☒ Original

☐ 9 Copies

☐ Percolation Data & Certification

☐ Covenants

☐ Proof of Publication from Newspaper

☐ Surveyor's Certification

☐ Owner's Acknowledgement

☐ Drainage Statement

☐ Other

cc: Martin Engineering

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2011-08
(Lg Sc)

CENSUS TRACT # 5.01

NAME OF SUBDIVISION: Retail Center– Site Development Plan – Lot 2 Atlanta Place
Subdivision

JURISDICTION: City

DATE OF MEETING: December 8, 2011

OWNER: BJ Grand Salon & Spa

ENGINEER: Martin Engineering

DESCRIPTION: Pt SE ¼, Sec. 13, T16N, R5W – Northwest corner of Dirksen
Parkway and Atlanta Street

0.57 **Acres** 1 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Kenneth Springs

2ND BY: Nate Bottom

VOTE: Unanimous

Phil Martin presented the site development plan.

Joe Zeibert, Regional Planning Commission, said the applicant shall show the construction plan entrance that is called out in note 6 on page 4. Zeibert asked which side is the front entrance. Martin replied the front entrance was the east side. Zeibert said there might be a handicapped space that is out of the way. He said Matt [McLaughlin] could address this with his comments, if needed. Zeibert asked if the entry onto Marketplace Drive was one way. Martin replied no. Zeibert said the applicant shall add another arrow.

Kenneth Springs, citizen member, had no comments.

Casey Pratt, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said the applicant shall supply the revised access easement. He said the applicant shall shift the curb ramp at Dirksen and Atlanta to match the Dairy Queen site development plan. Martin said the applicant will show the correct curb ramp alignment on the plan.

Lori Williams, City Traffic Engineer, said the applicant shall add a sign to indicate how to accommodate the turn since there is a raised median on Atlanta Street, and crossing the median is not allowed. She said the applicant shall move the dumpster so it is all contained on the applicant's lot.

Matt McLaughlin, Springfield Building and Zoning Department, said the applicant shows parking in the front yard, which shall be shifted.

Rick Weber, Springfield Fire Department, said the applicant shall add hydrants so they are located within 250' from all parts of the building. He said if the building is sprinkled, the hydrant shall be within 150' of the building connection.

Cyndi Knowles, Sangamon County Zoning Administrator, had no comments.

Paul O'Shea, Office of Planning and Economic Development, asked Martin if the entrance faces east. O'Shea asked if the pedestrian connection to the public sidewalk would be better connecting to the east part of the building. O'Shea asked if the sidewalks near the handicapped spaces are 6' wide. Martin asked for clarification. O'Shea said the handicapped ramps appear to slope into the 6' wide sidewalk along the side of building, especially near one door. Bottom said the handicapped ramps meet the Americans with Disabilities Act (ADA) specifications. O'Shea said the applicant appeared to meet the landscaping points. He said the applicant should clarify the title of the parking lot landscape summary. O'Shea said it is advantageous to spread out rather than clustering the landscaping to better screen the parking spaces. Martin replied the intent of the landscaping was to show the building rather than to screen the parking. He said he would discuss the landscaping with the applicant. Martin said the landscaping could change with the building permit and that some issues still needed to be worked out between the applicant and the architect.

Steve Hall, Sangamon County Department of Public Health, asked if there would be any food service tenants, to which Martin replied no. Hall asked if there would be any tanning facilities, to which the applicant replied no.

Roleen Thoele, CWLP-Electric, asked if there would be one possible business or three possible businesses on the site, to which the applicant replied three. She said the transformer location is acceptable.

Bottom and Williams asked where the sign will go. Martin said he did not know.

Kenneth Springs moved to approve the site development plan, subject to:

- (1) Showing the construction entrance on the plan;
- (2) Adding an arrow indicating Marketplace Drive as two-way traffic;
- (3) Identifying the revised location of the access easement;
- (4) Ensuring the location of the sidewalk ramps match the Dairy Queen site plan to the City's satisfaction;
- (5) Adding a sign handling the turn onto Atlanta Street since there is a raised median;
- (6) Moving the dumpster so it is located entirely on the applicant's lot;
- (7) Shifting the parking out of the front yard; and,

(8) Adding hydrants to the plan.

Nate Bottom seconded the motion and the vote to approve was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.